

RESLER CANYON SUBDIVISION

BEING ALL OF TRACT 16A, TRACT 15P2, TRACT 15S1,
AND TRACT 15V, A.F. MILLER SURVEY NO. 213
AND A PORTION OF TRACT 15A, A.F. MILLER SURVEY NO. 213
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 62.31± ACRES

NOTES

- 1.) This survey was performed in February of 2003.
- 2.) Contour Interval is 1.0 foot.
- 3.) Elevations are based upon City of El Paso Vertical Datum.
- 4.) Set 5/8" Rebar with cap stamped "LAND-MARK TX 4869 IN 11402" unless otherwise noted.
- 5.) Book of Reading is the Special Warranty Deed in Volume 3145, Page 854, Real Property Records of El Paso County, Texas.

BENCHMARK

CITY MONUMENT AT RESLER DRIVE
AND EL CAJON DRIVE
BRASS DISK ELEVATION=3941.27'

SCHOOL DISTRICT

EL PASO INDEPENDENT SCHOOL DISTRICT
6331 BERING DRIVE

RESIDENTIAL LOTS = 200

SANDCASTLE
UNIT 1

CORONADO TOWNHOUSES
UNIT 2

PROPOSED
ALTO MESA
UNIT 9

CORONADO HILLS
UNIT 8

CORONADO HILLS
UNIT 5

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- PROPERTY LINE
- STREET CENTERLINE
- ① LOT AND BLOCK NUMBER
- EXISTING GROUND CONTOUR LINES
- EXISTING RIGHT OF WAY
- EXISTING TOP OF CURB
- PROPOSED 4 INCH (NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS)

PRELIMINARY

TO BE CONSIDERED BY THE
CITY PLAN COMMISSION
RECOMMENDATIONS CONCERNING
THIS PLAT MUST BE FILED BY:

ENGINEER

MORENO CARDENAS INC.
2505 E. MISSOURI, SUITE 100
EL PASO, TEXAS 79903
VOICE (915) 532-2091
FAX (915) 542-0307
CONTACT: MR. ROBERTO MORENO, P.E.

DEVELOPER

RESLER INTERSTATE 10
DEVELOPMENT CO., INC.
4401 NORTH MESA
EL PASO, TEXAS 79902
VOICE (915) 298-4283
CONTACT: MR. GARY SAPP

OWNER

HUNT BUILDING CORPORATION
4401 NORTH MESA
EL PASO, TEXAS 79902
VOICE (915) 298-4283
CONTACT: MR. GARY SAPP

PRELIMINARY PLAT
SCALE: 1"=100'

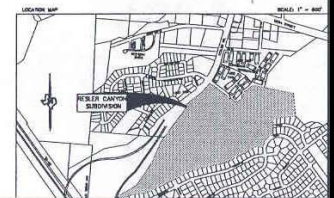
MC Moreno
Cardenas Inc.

Surveying
Engineering
Project Management
2505 E. Missouri Ave.
El Paso, Texas 79905
915.532.2091
Fax 915.542.0307
www.morenocardenas.com



"Serving Texas and the Border"

DATE OF PREPARATION: JUNE 8, 2003



ZON03-00002 / ZON03-00010 / ZON03-00011



ZON03-00002 / ZON03-00010 / ZON03-00011



ZON03-00002 / ZON03-00010 / ZON03-00011





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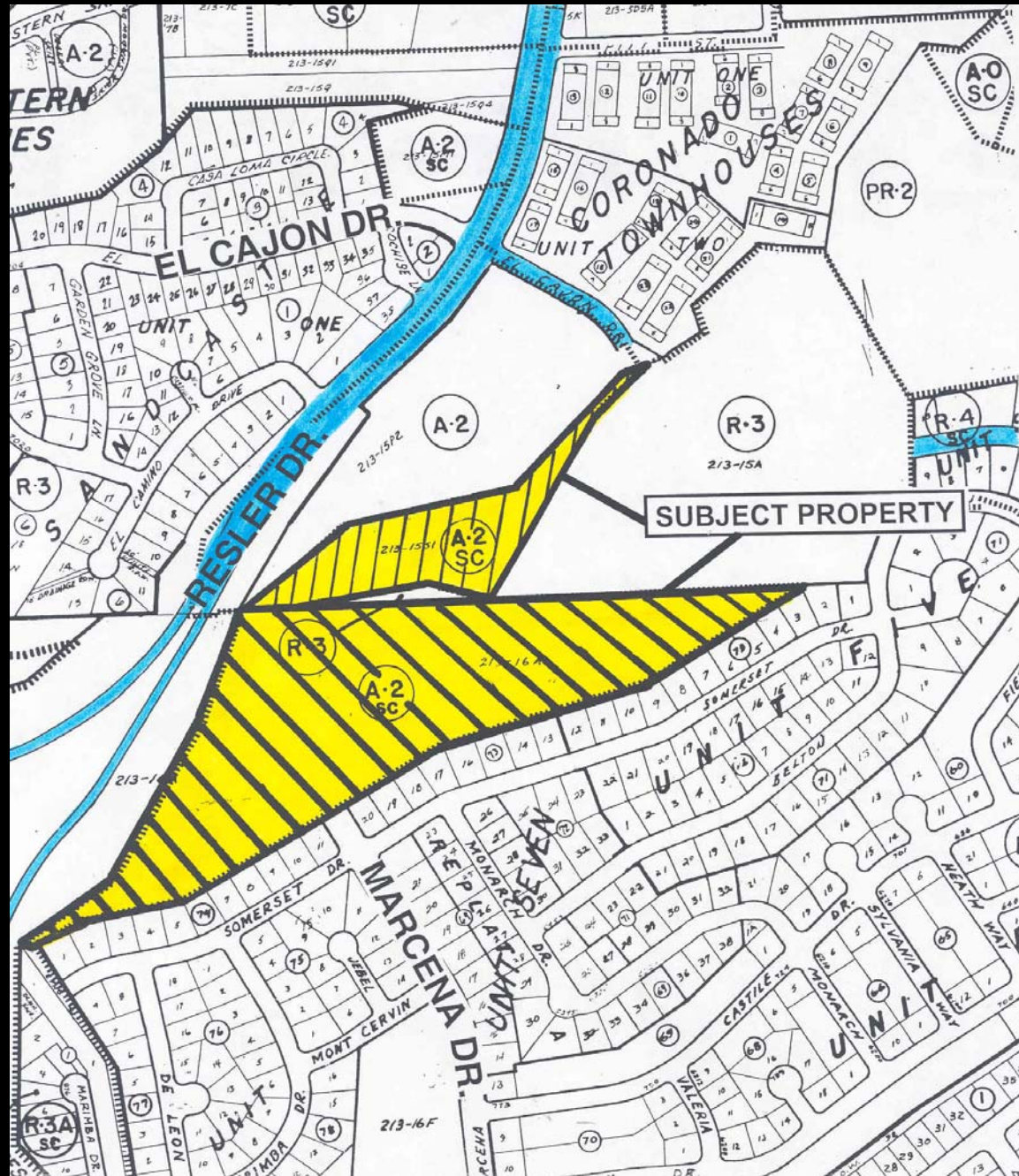


ZON03-00002 / ZON03-00010 / ZON03-00011



ZON03-00002 / ZON03-00010 / ZON03-00011





RESOLUTION APPROVING DETAILED SITE DEVELOPMENT PLAN NO. ZON03-00010, FOR TRACT 16A1 AND TRACT 16A1A, A. F. MILLER SURVEY NO. 213, EL PASO, EL PASO COUNTY, TEXAS (EAST OF RESLER DRIVE AND SOUTH OF MESA STREET), PURSUANT TO A SPECIAL CONTRACT IMPOSED BY ORDINANCE NO. 9198. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, Hunt Building Corporation and Resler Interstate 10 Development Co., Inc. (the "Applicant") have applied for approval of a detailed site development plan pursuant to Ordinance No. 9198, to permit the construction and development of single-family residential dwellings;

WHEREAS, a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended denial of the subject detailed site development plan; and

WHEREAS, the subject detailed site development plan has been submitted to the City Council of the City of El Paso as an appeal for review and approval;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. Pursuant to Section 20.04.150 of the El Paso Municipal Code, the City Council hereby approves the detailed site development plan submitted by the Applicant, to permit the construction and development of single-family residential dwellings on the following described property which is located in an A-2/sc (Apartment/special contract) District:

Tract 16A1 and Tract 16A1A, A. F. Miller Survey 213, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached Exhibit "A".

A copy of the approved detailed site development plan, signed by the Applicant, the Mayor and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "B" and incorporated herein by reference.

2. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the A-2/sc (Apartment/special contract) District regulations.

3. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the A-2/sc (Apartment/special contract) District regulations. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

4. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

ADOPTED this 3rd day of August, 2004.


THE CITY OF EL PASO

Joe Wardy
Mayor

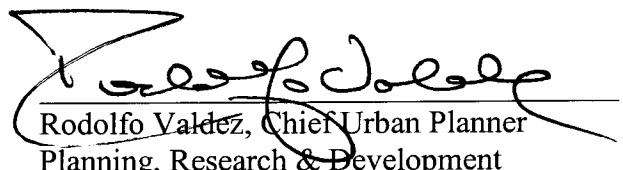
ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:



Fred Lopez, Zoning Coordinator
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

(Agreement on following page)

DEVELOPMENT AGREEMENT

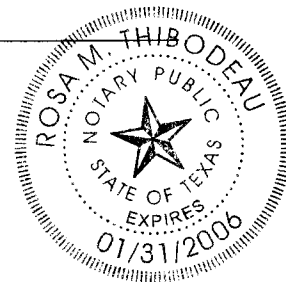
By execution hereof, I, Hunt Building Corporation and Resler Interstate 10 Development Co., Inc., the Applicant identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree to develop the property legally described as *Tract 16A1 and Tract 16A1A, A. F. Miller Survey 213, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", in accordance with the approved detailed site development plan attached hereto as Exhibit "B" and incorporated herein by reference and in accordance with the standards applicable to the A-2/sc (Apartment/special contract) zoning district located within the City of El Paso.

EXECUTED this 9th day of July, 2004.

Gary Sapp
Name
President
Title

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)



This instrument is acknowledged before me on this 9th day of July, 2004, by Gary Sapp as President for Hunt Building Corporation and Resler Interstate 10 Development Co., Inc., the Applicant.

My Commission Expires:

January 31, 2006

Rosa M. Thibodeau
Notary Public, State of Texas
Notary's Printed or Typed Name:
Rosa M. Thibodeau

Exhibit "A"

METES AND BOUNDS DESCRIPTION

A 22.9335 ACRE PARCEL OF LAND BEING TRACT 16A1, AND TRACT 16A1A, A. F. MILLER SURVEY No. 213, EL PASO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at an existing city monument located at the centerline intersection of Resler Drive (120.00 feet wide) and El Cajon Drive (60.00 feet wide); **THENCE**, South 57°52'00" East, with the centerline of El Cajon Drive, a distance of 59.65 to a point; **THENCE**, South 32°08'00" West a distance of 30.00 feet to an existing 5/8" rebar with destroyed cap lying in the southerly right-of-way line of said El Cajon Drive and in the southerly right-of-way line of Resler Drive (120.0 feet wide); **THENCE**, with the arc of a curve to the left and with said southerly right-of-way line of Resler Drive, a distance of 347.54 feet to an existing 5/8" rebar; Said curve having a radius of 1280.00 feet, a central angle of 15°33'25" and a chord which bears South 41°15'18" West a distance of 346.48 feet to a point; *whence* an existing 5/8" rebar bears South 54°43'56" East, a distance of 0.11 feet; **THENCE**, South 48°45'05" West (Deed call South 49°02'00" West), with said southerly right-of-way line, distance of 272.93 feet (Deed call 272.33 feet) to an existing Texas Department of Transportation; **THENCE**, South 40°58'00" East a distance of 25.21 feet to an existing Texas Department of Transportation right-of-way monument lying in the southeasterly right-of-way line of Interstate Highway No. 10 at Resler Interchange; **THENCE**, South 38°51'42" West, with said southeasterly right-of-way line, a distance of 443.07 feet to an existing Texas Department of Transportation right-of-way monument; **THENCE**, South 22°00'39" West and continuing with said southeasterly right-of-way line, a distance of 292.34 feet to a lying in the northerly boundary line of Tract 16A1 for a corner of this parcel and the **POINT OF BEGINNING** of this parcel;

THENCE, South 89°59'00" East, with said northerly boundary line, a distance of 1786.04 feet to an existing ½" rebar lying in the northerly boundary line of Coronado Hills Unit Five, recorded in Volume 28, Page 15, Plat Records of El Paso County, Texas, for a corner of this parcel;

THENCE, South 00°03'00" West (Plat call South 00°00'00" East), with said northerly boundary line, a distance of 16.71 feet (Plat call 16.39 feet) to a point a corner of this parcel; *whence* a 1/2" rebar bears North 01°22'35" East a distance of 0.32 feet;

THENCE, South 60°44'00" West (Plat call South 60°41'00" West), continuing with said northerly boundary line, a distance of 582.17 feet (Plat call 582.50 feet) to a 5/8" rebar with cap stamped "LAND-MARK TX4869 NM11402", set in the southwesterly boundary line of Tract 16A1A, A. F. Miller survey No. 213 for a corner of this parcel;

THENCE, South 75°05'00" West (Plat call South 75°02'00" West), continuing with said northerly boundary line and continuing with the northerly boundary line of Coronado Hills Unit Seven, recorded in Volume 31, Page 31, Plat Records of El Paso County, Texas, a distance of 678.30 feet (Plat call 680.14 feet) to a 5/8" rebar with cap stamped "LAND-MARK TX 4869 NM 11402", set for a corner of this parcel;

THENCE, South 60°05'00" West (Plat call South 60°02'00" West), with said northerly boundary line and continuing with the northerly boundary line of Coronado Hills Unit Eight, recorded in Volume 40, Page 29, Plat Records of El Paso County, Texas, a distance of 581.50 feet to a point for a corner of this parcel, *whence*

*Tract 16A1 and Tract 16A1A,
A. F. Miller Survey No. 213,
El Paso County, Texas*
Page 2 of 2

an existing 5/8" rebar with cap stamped "SUBLAND INC" bears South 61°08'20" East a distance of 0.16 feet;

THENCE, South 58°18'00" West (Plat call South 58°15'00" West), with said northerly boundary line, a distance of 368.40 feet to an existing 5/8" rebar with cap stamped "SUBLAND INC", for a corner of this parcel;

THENCE, South 78°56'00" West (Plat call South 78°53'00" West), with said northerly boundary line, a distance of 367.50 feet to a point for a corner of this parcel, *whence* an existing 5/8" rebar with cap stamped "SUBLAND INC", bears North 88°16'35" East a distance of 0.36 feet;

THENCE, South 61°54'00" West (Plat call South 61°51'00" West), with said northerly boundary line, a distance of 135.00 feet to a 5/8" rebar with cap stamped "LAND-MARK TX 4869 NM 11402", set for a corner of this parcel;

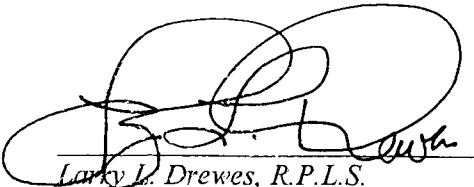
THENCE, North 83°14'53" West, a distance of 65.65 feet (Deed call 70.41 feet) to a 5/8" rebar with cap stamped "LAND-MARK TX 4869 NM 11402", set in the southeasterly right-of-way line of Interstate Highway No. 10 at Resler Interchange, for a corner of this parcel;

THENCE, North 47°29'23" East, with said southeasterly right-of-way line, a distance of 321.45 feet (Deed call 325.18 feet) to a 5/8" rebar with cap stamped "LAND-MARK TX 4869 NM 11402", set for a corner of this parcel;

THENCE, North 34°55'04" East, continuing with said southeasterly right-of-way line, a distance of 628.16 feet to an existing Texas Department of Transportation right-of-way monument, for a corner of this parcel;

THENCE, North 22°00'39" East, continuing with said southeasterly right-of-way line, a distance of 382.01 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 22.9335 acres (998,984 square feet) more or less.



Larry L. Drewes, R.P.L.S.
Texas License No. 4869

*Date: July 15, 2004
Job No. 04-03-18040D*